

13-30

7061PG282

NO TRANSFER  
TAX PAID

**WARRANTY DEED  
029913**

Todd F. Hart of Waterville, Maine, for consideration paid, grant to Todd F. Hart and Jane E. Hart of Waterville, Maine, as joint tenants, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows, to wit:

Beginning at a point thirty (30) feet east southeasterly from a steel pin on the southerly side of a private road. Said pin marking the northeasterly corner of the westerly lot of a two lot subdivision titled "Preliminary Plan of Subdivision for Gerald Hart and Marie Mae Hart". Said pin also being about eight hundred forty (840) feet westerly from the West River Road in Waterville. Said point also being on the southerly side of the private road.

Thence South fifty-eight degrees thirty-one minutes East (S 58° 31' E) along the southerly side of the aforementioned private road for one hundred ninety (190) feet to a point; thence South forty-five degrees thirty-one minutes West (S 45° 31' W) along other land of Gerald and Mae Hart for two hundred six and one tenth (206.1) feet to a steel pin marking the southerly corner of the easterly lot of a two lot subdivision previously mentioned; thence North fifty-eight degrees thirty-one minutes West (N 58° 31' W) along Gerald and Mae Harts land for one hundred seventy (170.0) feet to a steel pin marking the southwesterly corner of the herein described parcel and the southeasterly corner of the westerly lot of the previously described subdivision; thence North forty degrees one minute East (N 40° 01' E) along the easterly line of a triangular parcel being retained from the easterly lot of the two lot subdivision, for two hundred two and two tenths (202.2) feet, more or less, to the point of beginning. Said retained triangular parcel is planned to be conveyed to Garrett and Colette Hart, the present owners of the westerly parcel.

The herein described lot or parcel contains thirty-five thousand nine hundred ninety square feet, more or less (35,990 sq. ft.)

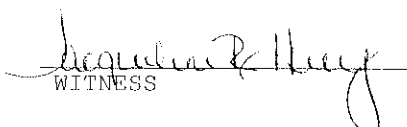
*Quennebec Notary*

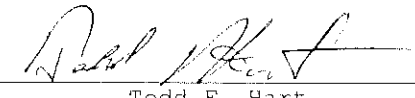
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Being all and the same premises acquired by Todd F. Hart and Carol L. Hart by Warranty Deed from Gerald S. Hart and Mac M. Hart dated June 11, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3174, Page 1. Carol L. Hart conveyed her interest in the property to Todd F. Hart by Quitclaim Deed dated August 11, 1993 and recorded in the Kennebec County Registry of Deeds in Book 4468, Page 260.

WITNESS my hand and seal on September 11, 2002.

  
WITNESS

  
Todd F. Hart

September 11, 2002

THE STATE OF Maine  
Kennebec, ss.

Then personally appeared the above named Todd F. Hart and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,   
Notary Public

CANDACE D. POTTER  
NOTARY PUBLIC OF MAINE  
MY COMMISSION EXPIRES JAN 4 2004



RECEIVED KENNEBEC SS.

2002 SEP 17 AM 9:00

ATTEST:   
REGISTER OF DEEDS